

Prepared by: 20171229000464670
Cassy L. Dailey 12/29/2017 03:27:14 PM
Attorney at Law DEEDS 1/1
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Shawn D. Baggett
Kimberly A. Baggett
124 Stone Road
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Two Thousand Dollars and No Cents (\$42,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Clayton C. Harbour, an unmarried man, whose mailing address is:

1755 Ashville Road, Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Shawn D. Baggett and Kimberly A. Baggett, whose mailing address is:

124 Stone Road, Pelham, AL 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 441 Shelby Street, Montevallo, AL 35115 to-wit:


A lot in Block 46, Montevallo, Alabama, beginning at the point of Shelby Street which is the Easternmost corner of the lot formerly known as the Episcopal Church lot, said lot being owned by Cleary C. Broadhead on October 15, 1973, as set out in Deed Book 284, Page 22; run thence Southwesterly and perpendicular to Shelby Street along the Southeast boundary of the said Cleary Broadhead lot 170 feet; thence turn 54 deg. 37 min. to the left and run 122.6 feet; thence turn 125 deg. 23 min. to the left and run 241.5 feet Northeasterly and perpendicular to Shelby Street; thence 100.00 feet along and parallel to Shelby Street to the point of beginning; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of December, 2017.

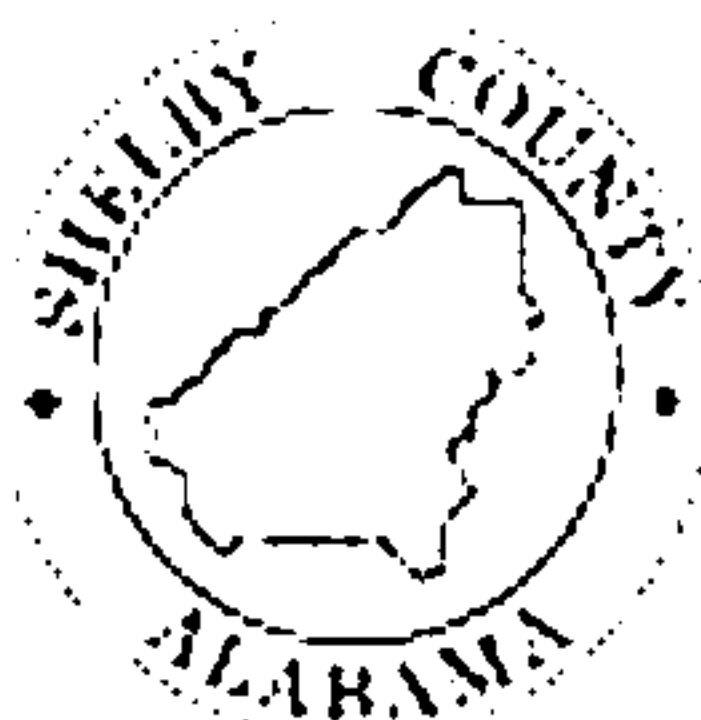

Clayton C. Harbour

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton Harbor and Clayton C. Harbour, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2017.


Notary Public, State of Alabama
Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2017 03:27:14 PM
\$57.00 CHARITY
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